

Grants Available for Historic Commercial Buildings

Funding for this grant program is provided by the Town of Cheraw and the Municipal Association of South Carolina through their Hometown Economic Development Grant. We are pleased to offer this grant to help preserve our most irreplaceable treasures in the heart of Cheraw.

Historic Building Rehabilitation Grant Program

Contact:
Rob Wolfe
Town of Cheraw
200 Market Street
Cheraw, SC 29520
843-537-7283
rwolfe@cheraw.com



Eligibility Requirements

The Town of Cheraw desires to encourage the maintenance and continued preservation of commercial buildings within the Cheraw Historic District. The historic buildings located within this district are irreplaceable due to their age, construction, and character. The Town of Cheraw seeks to preserve this section of our historic commercial district for visitors and residents. To encourage private investment into our downtown, the Town of Cheraw is offering historic preservation grants to owners and lessees of historic buildings in downtown Cheraw. To be eligible for financial assistance, you must be the owner/lessee of a commercial space that meets all of the requirements below. All grants require a 25% match.

Your building and project must:

- A. Contribute to the Cheraw Historic District
- B. Contribute to the Cheraw Historic District if the period of significance is expanded
- C. The building must be in an area zoned Core Commercial.
- D. Work done to the building must help preserve or improve the structure. This includes but is not limited to; facade work, floors, walls, ceilings, structural systems, roof, windows, restoration of historic features, or permanent building fixtures. The purchase of inventory or non-permanent fixtures is not allowed. Work that damages the historic character of a building is not eligible for grant funds.

If you are unsure of your building's historic status or zoning classification please contact Rob Wolfe at 843-537-7283 or rwolfe@cheraw.com.

Available Grants

Apartment Conversion Grant: \$20,000

Commercial Up-Fit Grant: \$15,000

Business Enhancement Grant: \$5,000

Application Process:

Funding is limited. Applications will be accepted starting November 22, 2019 and will continue to be accepted until all funding is depleted. First review of applications will begin on February 3, 2020. All completed applications will be reviewed. First grants will be awarded on February 17, 2020.

The Town of Cheraw reserves the right to award no funds.

Application Requirements

The applicant must be using the building for the operation of a business or have a lease pending with a qualified tenant. Where applicable, a copy of the lease shall be included with an application.

The application must provide sufficient documentation/detail to provide an understanding the project. Documentation may include but is not limited to: building plans (architectural, electrical, plumbing, or mechanical); photographs or other evidence that gives a description of work; pending or executed leases; or description of a scope of work from a contractor with pricing information. In all cases, appropriate Town staff shall determine when sufficient documentation is available to approve a grant request.

Only one price quote is required with the application, however, prior to awarding the grant, the Town reserves the right to require up to two additional price quotes. All quotes must be from licensed South Carolina contractors.

Reimbursement Requirements

All grants are on a reimbursement basis. The Town shall either reimburse the applicant after the Town has inspected and approved the specified work or reimburse the contractor directly. Upon completion of the work, the grant recipient shall submit a "Request for Reimbursement" form complete with all invoices, receipts, supporting documents, and proof of payment (cancelled checks, or credit card receipts w/ statements) to Main Street Cheraw, located in Town Hall, 200 Market Street Cheraw SC 29520.

Reimbursement forms will be provided to grant recipients.

Guidelines

Unless otherwise agreed, all work must commence within 60 days of the awarding of the grant and must be completed in a timely manner.

The Town of Cheraw reserves the right to revoke the grant if work does not commence or is not completed per the terms of the grant and the submitted plans. Any changes in proposed plans must be approved the grant coordinator.

Projects that involve any exterior changes to a building must be approved by the Cheraw Board of Architectural Review. Grant awards shall be conditional upon plan approval by the Board of Architectural Review.

Winners will be required to participate in publicity for the grant program including but not limited to: photographs, interviews, social media, etc...

Grant Approval

Grants will be awarded starting February 17, 2020.

Priority will be given to businesses or projects using the following list.

1. Retail Trade (Sectors 44-45 in the NAICS listings) and Accommodations and Food Services (Sector 72 in the NAICS listing).
2. Professional, Scientific, and Technical Services (Sector 54 in the NAICS listing)
3. All others

In addition to other criteria listed above, applications will be evaluated based on

- contributions toward the re-development of downtown Cheraw.
- increase in property tax revenues within the Town
- increase in hospitality tax revenues within the Town
- extent to which the proposed project meets a desired or unique niche in a marketplace that helps diversify the economy of the Town.

Winners will be required to participate in the creation of promotional material relating to the grant program.

Application

Name: _____

Business Name (If Applicable): _____

Mailing Address: _____

Phone Number: _____ Email: _____

Which Grant are you applying for: _____

Address of Property: _____

Tax Map Number of Property: _____

Is the building occupied?: _____

Type of Work: Interior _____ Exterior _____ Both _____

Total Cost of Project: _____

Amount of Funding Requested: _____

Total funds applicant plans to invest in the building (do not include grant money): _____

How long have you owned the property (if applicable)?: _____

When does your current lease expire (if applicable)?: _____

Estimated date that project will begin if grant is awarded: _____

Estimated completion date for project: _____

Certification

Under penalty of perjury, I certify to the Town of Cheraw that all of the information included with this application is true and correct to the best of my knowledge.

I understand that if I am approved for this grant, the Town may be required to issue me an IRS Form 1099G for the grant payments I receive from the Town, depending upon the federal tax classification status marked on the IRS Form W-9 that I will be required to complete as a condition of obtaining this grant.

Applicant's Signature

Date

Additional Application Requirements

1. Color photos of all areas of proposed work.
2. Quote (s) from licensed South Carolina Contractors
3. Copies of any renderings or plans of your proposed work.
4. Documents demonstrating financial ability to complete project (ex. bank statements or other financial documents)
5. If you are leasing the building please include a copy of your lease, along with a letter from the property owner indicating approval of the work.
6. If exterior work is being done please include a completed Board of Architectural Review Application.
7. Include typed answers to the following questions depending on the grant you are applying for.

If you are applying for the Apartment Conversion Grant please answer the following questions:

A. Why are you requesting funding? What will happen to your project if funding is not provided? What would happen if you received a lesser amount of funding?

B. What is the expected monthly rent of the new unit (s)? How did you arrive at this number?

C. Please describe your project in detail, including planned uses of the building, scope of work, how the money will be spent etc.

If you are applying for the Commercial Space Grant please answer the following questions:

A. Why are you requesting funding? What will happen to your project if funding is not provided? What would happen if you received a lesser amount of funding?

B. Please describe your project in detail, including planned uses of the building, scope of work, how the money will be spent etc.

C. How will this project enhance downtown Cheraw?

If you are applying for the Business Enhancement Grant please answer the following questions:

A. Why are you requesting funding? What will happen to your project if funding is not provided? What would happen if you received a lesser amount of funding?

B. How will the award of this grant help preserve your historic building and improve your business? Please describe the project in detail. Include scope of work and how the money will be spent.

C. How will this project enhance downtown Cheraw?

Applications must be delivered by email (rwolfe@cheraw.com) or hard copy to:

Town of Cheraw
ATTN: Rob Wolfe
PO Box 219
Cheraw, SC 29520